

Weare Open Space Committee  
Minutes  
June 27, 2006  
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In attendance were: George Malette, Andrea Alderman, Mike Boyko, Pat Myers, Steve Najjar, and John Ciampi.

**Minutes-** The attendees reviewed the draft minutes of 5-23-06, and the following changes were noted:

- 1<sup>st</sup> page on the Eastman Property update, 5<sup>th</sup> line, shall be changed to read “*July 14 (correct date July 12)*”.
- 2<sup>nd</sup> page, on the Natural Resource Inventory, 2<sup>nd</sup> line, strike *Natural Resource Inventory*, and replace with “*biological inventory of Town lands*”.

Andrea made motion to accept the minutes as amended, and Mike 2<sup>nd</sup>. All voted in favor, and the motion carries.

**Eastman Conservation Area Update-** Steve noted that the closing will occur on July 10<sup>th</sup> at the Hillsboro County Registry of Deeds. As a result, the Town will own outright the 600 acres on this date; however, the PWA easement deed still needs finalization, to which Margaret Watkins, executive director of said organization, is in process of clarifying which events can or cannot be allowed on the front field bordering Concord Stage Rd., and to ensure the metes and bounds are accurately dimensioned on the deed. The finalized deed will be reviewed at the next Conservation Commission meeting in July. Steve pointed out that PWA was in agreement with the changes suggested by Town Council, in particular the clause which holds the Town of Weare accountable for any future breeches in the Conservation Deed. Governor and Council also needs to approve the deed verbiage, which they will review on July 19, and as a consequence, \$50,000.00 additional needs to be withdrawn from the Conservation Fund, and to be replaced when Governor and Council approve the deed wording and the amount of dollars requested by N.H. Fish and Game. Steve remarked there will be an additional cost of several hundred dollars due to added closing expenses. Also, PWA is working with Frank Ferrante to acquire a full conservation easement on his 20 acre parcel for tax reduction purposes, but will entail surveying and an appraisal. Steve noted that the settlement statement went to Tina Pelletier this morning and the check cannot be transferred to the seller unless it is first filed. Pat broached the matter of safely storing the ECA documents which generated several minutes of discussion. Steve suggested storing these valuable documents in a small safe in the Conservation Room, but he wasn't sure they would survive a large incendiary event. Steve also suggested the official documents can possibly be scanned and subsequently stored on a computer. Discussion ended on this topic without consensus.

George suggested planning another hike on the Eastman Property in order to become more familiar with the Property, its boundaries, and any natural resources it may harbor. Additionally, George recommended publishing any activities

associated with this property so that the public would be more informed as to its value to the local community. Mike asked whose responsibility is it to have the visitor's parking area constructed, to which Steve answered it's the Conservation Commission's, and it will need to work in conjunction with the Town Highway Dept. concerning bring in the crushed stone and gravel. On another note, Pat suggested placing signage at easy access locations along the Property borders aimed at deterring possible ATV passage through the Property. Steve noted that signs are currently available at N.H. Fish and Game.

**Oliphant Property Update** – As a recap, Mike stated that the OSC offered Tom Oliphant \$250,000.00 verses Tom's offer of \$330,000.00, and Henry Tiffany would try and provide some funding toward purchase of Mr. Oliphant's property. Henry asked Mr. Gordon Russell, a local conservationist, to join him in reaching out to the neighbors in the neighborhood of Tiffany Hill Rd. and solicit funds for this project. As it happened, Gordon referred Mr. Tiffany to the PWA which declined financial assistance due to lack of funds. To date, Mr. Russell has not yet accompanied Henry in speaking to the neighbors, and Mike pointed out that about half the allotted time frame agreed upon with Tom has expired. As it presently stands, Henry wants a little more time to determine what funds he may be able to secure, and then to ask Tom if he is willing to accept less than his most recent offer. Henry also mentioned he will ask Tom if he would accept a certain scheduled payment from him. Henry also wanted assurances from the OSC that, in the event of a sale, the land would not only be owned and managed by the Town, but that it be "protected Town property", to which Mike gave his assurances. Mike wondered if it is prudent for Mr. Tiffany to continue negotiations with Tom. However, Mike added, it would be fruitless to ply this request since both men are friends and neighbors. Mike informed the Committee that when Mr. Oliphant is contacted before the 60 day window has expired, he will be informed if Henry can supply the extra needed funds. Mike stated that presently this land proposal is in limbo. Mike plans to contact Henry within the next week to remind him that the negotiating deadline is July 23. Mike went on to say that the current plan is to contact Tom on the 23<sup>rd</sup> of July informing him what the OSC can offer, plus whatever Henry may have garnered in real or pledged funds. And if Mr. Oliphant agrees to that offer, a Purchase and Sales Agreement will be drawn up. Steve suggested that if this land project were successful, all the abutting conservation lands in the area be combined and draw up one conservation easement for all the involved properties; this would result in a cost savings for the Town. Mike mentioned that the Oliphant Property has not been surveyed, so it would be an added cost to the Town. The land in focus, Mike stated, comprises 64 acres. George wondered aloud if the Committee can get a sense of how much revenue could be reaped from the current use change tax, useful in predicting future revenues that could be helpful in leveraging prospective land transactions. Steve replied, suggesting that Tina Pelletier speak to the Conservation Commission at an unspecified later date to inform them of the operational process of the Current Use Change Tax structure.

**Rod Wilson and Sean Hawkes Property** - Steve spoke with Sean by phone recently concerning Shawn's interest in building a dwelling on his 100 acre parcel, which abuts SHB Property located on Rt. 114. Shawn stated he plans to place under conservation the remaining acreage of approximately 90 acres. Andrea gave an

overview of the current status of Mr. Hawkes intentions that if the OSC gave Sean a clear right of way through the SHB Subdivision, which proposes to be 50 feet wide up to his new structure, then he would conserve the remaining acreage. George questioned the reasoning behind proposing a 50 foot ROW if it will only be used as a driveway and no other purpose? Pat suggested that the reason could be a 50' ROW is needed for road frontage for the building lot. George agreed, but also mentioned that this could be a maneuver to establish a subdivision along the 50' ROW. George emphasized that any future use of the ROW hinges on the proper interpretation of the current zoning ordinance wording. Andrea recalled that Sean stressed that this ROW will be "my driveway". Steve mentioned that Sean would like to transact a bargain sale on the land he wants to conserve. Steve also pointed out that a minimal appraisal is needed on this property, mainly for tax purposes, and Steve felt that this cost be borne between Mr. Hawkes and the Town. Steve summed up the Hawkes/Wilson land deal by stating that further dialogue is needed between the parties involved.

**Adjournment** – With no further business to conduct this evening, John made motion to adjourn, and Mike 2<sup>nd</sup>. All voted in favor and the meeting adjourned at 8:37 P.M.

Respectfully Submitted,

John Ciampi  
Recording Secretary

cc: Tina Pelletier  
Town Clerk  
BOS  
OSC Files